

City of Milpitas
Neighborhood Services and Education Subcommittee
City Hall, Conference Room

Meeting Notes
Tuesday, May 26, 2009
UNAPPROVED MEETING MINUTES

1. Flag Salute None.

2. Call to Order Councilmember Polanski called the meeting to order at 5:30 p.m.

Attendance: *City Council:* Vice Mayor McHugh and Councilmember Polanski
Staff: Steve Erickson ; Bonnie Greiner; Jennifer Tagalog ; Samu Tiumalu ; Jaime Chew ;

Guests : Cheryl Serna, Milpitas Food Pantry ;
Rene Rodriguez, Family Giving Tree ;
Donna Enea, Milpitas Food Pantry ;
Bob Johnson, Mission Springs Church ;
Jennifer Cullenbine, Family Giving Tree ;
Cynthia Rich, Milpitas Food Pantry ;
Karen Werkheiser Kolaner, Milpitas Food Pantry ;
Frank De Smidt, Milpitas Rotary Club ;
Fred Charles, Milpitas Resident ;
Kenneth Bocchin, Salvation Army ;

3. Public Forum (remarks limit to 3 minutes):

- None

4. Announcements:

Vice Mayor McHugh and Councilmember Polanski said the Memorial Day Ceremony was well done and thanked staff for their efforts on the event.

5. Approval of Agenda

MOTION to approve the May 26, 2009, agenda as submitted.
M/S: McHugh/Polanski
All Ayes

6. Review of Minutes from the April 28, 2009 Meeting

MOTION to approve the April 28, 2009, minutes with the following change, "Under Call to Order: Change from Vice Mayor McHugh to Councilmember Polanski."
M/S: McHugh/Polanski
All Ayes

7. Update on New Senior Center (Steve Erickson, Project Manager)

Steve Erickson, Project Manager for the new Senior Center, provided an update on the progress of the new Senior Center:

- Mold, asbestos, and lead containing materials have successfully been removed and abated.
- Removal of mold and additional asbestos materials added several days to the schedule. Staff is analyzing this delay and it appears the contractor has made up time.
- Swenson continues with demolition of the building interior and exterior.
- Installation of new utilities and foundation system for the addition is underway.
- A water test of the exterior cement plaster/stucco along portions of the west wall has shown the system has failed and is leaking. Staff is seeking a price from the contractor for the removal and replacement of all remaining exterior stucco finishes.

It was mentioned that one change order has been approved and there are four items pending review. The negative number under the pending items was questioned. Steve responded that the installation of several new sewers was anticipated to be deleted from the project, and this would result in a credit to the City. The reason for the item deletion was requested, and Steve reported that during the design phase, the existence of the sewer lines was unknown. These lines were since found during construction and determined to be in usable shape.

Project Schedule

Complete interior & exterior demo May 29th

Under slab Plumbing & Electrical June 9th

New pad sub grade installation June 9th

Place steel and pour new piers June 11th

MOTION to receive staff report for the Senior Center Project, Project NO. 8176.

M/S: McHugh/Polanski

All Ayes

8. Possible Use of Sal Cracolice Building when Barbara Lee Senior Center is relocated to Milpitas Blvd. (Bonnie Greiner, Parks and Recreation Director)

Bonnie Greiner, Parks and Recreation Director, explained that once the Senior Center has moved staff is proposing to move the Teen Center to the Sal Cracolice Building. She indicated that the current Teen Center is located at the Sports Center and has served its purpose. However, with the addition of the modulars and upgrades that were made to the main building, the Sal Cracolice building would make it an ideal location for the teen center. She reported that the facility would provide several positive attributes such as the following:

- Own parking lot;
- Built in basketball courts;
- Additional programs could be offered in the annex such as: art classes, dance classes, homework center, Driver's Education, music classes, and SAT Prep class that would generate additional revenue;
- Close proximity to Great Mall that could attract more teens;
- Close to park.

She also indicated that if the Teen Center moved, that would free up space at the Sports Center and could potentially be used for a variety of programming space. The following requests have been made on several occasions from the community: daycare, yoga studio, Pilates studio, more cardio rooms, and additional room for free weights. She also mentioned that the facility could still be used for facility rentals on weekends to generate revenue.

Vice Mayor McHugh asked what the square footage of the Teen Center and the Main Building of the Senior Center and Annex Modulars. Staff was unsure of exact square footage, however, would provide that information to the subcommittee. He also asked staff if any other outreach had been done in the community as to needs of other organizations/groups with regards to the use of the facility. Bonnie Greiner, Parks and Recreation Director, indicated that staff was unaware of any other groups that had requested the use of this facility once the building was vacated.

Councilmember Polanski asked if this move would be cost neutral. She indicated that she didn't feel comfortable expanding programs due to the financial status of the city, especially since the City was eliminating staff and did not have additional funding available. She felt that the current Teen Center was meeting the needs of the community and was a great asset to the community being so close to the Sports Center.

Bonnie Greiner explained that it would be cost neutral as far as moving the existing equipment and programs from the Teen Center to the Sal Cracolice Building. However, should it be determined to do something else with the space at the Teen Center, additional funding would be needed to expand programs and services.

Karen Werkheiser Kolander, Executive Director of the Milpitas Food Pantry, indicated that the Food Pantry is in dire need of additional space to run the program and would love to expand to a larger facility such as the Sal Cracolice Building. The program is currently running out of a 1,200 square foot facility and is sharing space with the Salvation Army. Karen also indicated that in the event of an emergency, the Food Pantry is a designated site for food distribution. As a result, additional storage is needed to fill this need in the event of an emergency. The Food Pantry also works with several other organizations to provide food and necessary services such as Clothes Closet, Toy Drive, Salvation Army, etc. She also provided participant numbers showing the continued growth of this program over the past year.

Cheryl Serna, Milpitas Food Pantry, indicated that the Food Pantry runs with a very limited budget of \$60,000/year. They work with several businesses and service organizations (such as Rotary) to help with repair and maintenance of the facility. She indicated that 22% of the budget goes towards leasing the current building which is not enough space to run the program efficiently. The Sal Cracolice Building would provide more space, would be ideally located near bus lines, and provide more functionality for the program (roll-up doors, kitchen, etc.).

Cynthia Rich, Board Member of Milpitas Food Pantry, expressed the growing needs of the program. She acknowledged that the Sal Cracolice Building was designated as a youth center many years ago; however, she felt it would better serve the city and clients in a centrally located location at the Sal Cracolice Building. She also indicated that after the redevelopment on Main Street is completed, the Food Pantry would no longer have a home.

Bob Johnson, Mission Springs Church, expressed the need for extra space for the Food Pantry to run effectively.

Renee Rodriguez, Milpitas Food Pantry, expressed the need for additional space and storage for the Food Pantry.

Donna Enea, Milpitas Food Pantry, felt the Sal Cracolice facility would be a great location for the

School Uniform Exchange Program in which a dedicated space could be used to help families get uniforms for their family members. The current facility does not provide ample space to sort and display the different sizes of clothing.

Jennifer Cullenbine, Family Giving Tree, indicated that non-profit groups are constantly working together and are typically more than happy to share space and resources with each other.

Samu Tiumalu, Teen Center Coordinator, indicated that the City would be able to generate revenue in the additional classrooms. He also said that First 5 had approached the city about possibly collaborating and hosting an office space at the Teen Center to provide resources to families such as subsidiary care, financial assistance, etc.

Vice Mayor McHugh asked staff if it would be possible to move the Food Pantry to the Sports Center/Teen Center space. Bonnie Greiner, Parks and Recreation Director, indicated that the brown bag program attracts a large crowd and with Cal Hills students in the area, didn't feel it was an effective area to move to. She also indicated that the location is not centrally located and that there would be potential liability issues with the outside pool deck facility. Also, there is only one way in and out of the facility , which can be a high traffic area. Bonnie Greiner suggested the Food Pantry also contact Diana Barnhart, as there are many vacant facilities available right now throughout the City that might also provide some other alternatives as well.

Vice Mayor McHugh asked if there would be a possibility of doing a shared use of the space (i.e. main building is the Teen Center and Modulars for the Food Pantry. Staff indicated that they could look into that option. However, there are requirements that any person 18 years or older near the Teen Center would be required to be fingerprinted. In addition, there is limited parking at the facility, so that would have to be taken into consideration. Bonnie Greiner, said that staff brainstormed on the following uses of the facility (Community Center for contract classes, Preschool, Theatre, and Teen Center). Staff felt that the Teen Center made the most sense due to the possibility of additional room for classes/programs, the central location near Great Mall/KB housing area/Parks, and limited parking.

Cheryl Serna, Milpitas Food Pantry, indicated the group would certainly be agreeable to collaborating. However, felt it would be a concern, as a parent of a teenager, having a broad culture of people that the Food Pantry attracts near Teen Center participants.

Councilmember Polanski suggested doing more outreach to other groups in the community as she has heard of the following needs from the community: Alcoholics Anonymous, Community Center, Facility Space for meetings. She requested that staff work with the various groups from Community Development Block Grant Program to see if those groups have a need for facility space. She also expressed concerns about having a Teen Center so close to the Elmwood facility.

Frank De Smidt, Rotarian, indicated that the Food Pantry and the City could work it out where the hours wouldn't overlap to work together cooperatively.

Renee Rodriguez, felt that 4,000-4,500 square feet would provide adequate space for the Food Pantry and provide an emergency distribution point that would be sufficient for the City.

Cynthia Rich, said it would be great to work with multiple non-profits groups to share space and work together to meet the needs of the community. She asked if she should submit something formal to the City about the Food Pantry request for the use of space at the Sal Cracolice Building.

Councilmember Polanski requested that the Food Pantry submit a formal request to Bonnie Greiner, Parks and Recreation Director and that she would forward to the subcommittee for a formal presentation.

Bonnie requested that she work with 1-2 individual representatives from each group to work to better understand the scope of activities, hours, etc. that are being proposed to offer at the Sal Cracolice Building.

MOTION for staff to provide additional community outreach to determine community needs with respect to the use of the Sal Cracolice Building and return at the September Neighborhood Services and Education Sub-committee meeting with a report outlining the feasibility with pros and cons of a shared use facility and staff recommendation.

M/S: McHugh/Polanski

All Ayes

9. Cancellation of July, 2009, Meeting (Bonnie Greiner, Parks and Recreation Director)

The Milpitas City Council does not meet in July. As a result, staff is requesting that the Neighborhood Services and Education Subcommittee be cancelled for July, 2009.

MOTION to cancel the July 28, 2009, Neighborhood Services and Education Subcommittee meeting until the next regularly scheduled meeting on August 25, 2009.

M/S: McHugh/Polanski

All Ayes

10. Adjournment

- Adjournment: 6:15 p.m.